

SUMMARY

City of Carrollton Mayor and Council Meeting

February 3, 2014

6:00 p.m.

**Public Safety Complex, Court/Council Chambers, 115 West Center Street,
Carrollton, Georgia**

I. CALL TO ORDER

The Mayor and Council met in regular session on Monday, February 3, 2014 in the Public Safety Annex Building, 115 West Center Street, Carrollton, Georgia. Mayor Garner called the meeting to order at 6:00 p.m. Members present: Mayor Wayne Garner, Councilmember Gerald Byrd, Councilmember Mandy Maierhofer, and Councilmember Mike Patterson. Councilmember Jim Watters absent.

II. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Mayor Garner.

III. INVOCATION

Councilmember Byrd offered the invocation.

IV. MINUTES (January 6, 2014)

Motion by Councilmember Byrd, seconded by Councilmember Patterson to approve the minutes of the January 6, 2014 as presented. (Motion passed 4-0. Councilmember Watters absent.)

V. CITIZEN COMMENTS

Rory Wojcik, property owner and resident of 804 College Street expressed his appreciation to the Mayor and Council for sidewalk work performed on College Street and look forward to sidewalk projects in the area.

VI. ITEMS OF DISCUSSION

1. Nelson Mandela Proclamation

Councilmember Byrd read a Memorial Proclamation honoring the late Nelson Mandela and all of his accomplishments as a humanitarian. Councilmember Byrd also recognized Adebola Somumbe (Nigeria) and members of the University of West Georgia African Student Association, Ebenezer Oloba (Nigeria) and Daniel Frimpong (South Africa) in attendance. Councilmember Byrd also expressed appreciation to Roni Tewksbury and Sue Medeiros for their efforts in the Black History Month Art Show held recently at the Carrollton library. Councilmember Byrd recognized Mark Weldon for his artistic rendering of Nelson Mandela he provided to the art show and currently on display at the Council Meeting.

2. Rezoning Request

Rezone 1.12 acres from M-1 (Light Industrial) to C-2 (General Commercial)

Property Location: 207 Brumbelow Road

Petitioner: Phil McGukin on behalf of Cathy Ho

Assistant City Manager Tim Grizzard presented a rezoning application from applicant, Phil McGukin on behalf of Cathy Ho for approximately 1.12 acres located at 207 Brumbelow Road. The requested zoning is from M-1 (Light Industry) to C-2 (General Commercial). Assistant City Manager Grizzard reported that currently, the West Point Mart, also owned by Cathy Ho is located on the property and utilizes the existing building. The petitioner intends to construct a new restaurant on the property. Assistant City Manager Grizzard advised that the Planning Commission had unanimously recommended approval of said request. At this time, Mayor Garner opened a Public Hearing to receive citizen comments on the matter. Those speaking opposed: None. Those speaking in favor: Councilmember Byrd expressed his delight of growth in that area of his ward. Being no further discussion, **motion by Councilmember Byrd, seconded by Councilmember Maierhofer to accept the Planning Commission's recommendation to approve the rezoning of 1.12 acres at 207 Brumbelow Road from M-1 (Light Industrial) to C-2 (General Commercial). (Motion passed 4-0, Councilmember Watters absent.)**

3. Former City Hall Location Property – Southwire Transfer

City Manager Coleman reminded the Mayor and Council that in the late 1980's the City of Carrollton moved City Hall from 4 City Hall Avenue (old fire station) to the Courthouse and from there to its present location on Bradley Street. The Carrollton Fire Department remained in the basement of the building on City Hall Avenue until they were relocated to their present location in 1995. This relocation of the Fire Department eliminated further need by the City to use the building on City Hall Avenue. The building had fallen in to disrepair and was in a dilapidated condition, with the top floor being unusable due to water leaks in the roof. In January of 1997, the City entered into a long term lease (40 years) with Southwire Company for their commercial use of the building. Southwire paid the City \$400,039.00, up front, and \$1.00 annually thereafter. Southwire immediately invested more than \$1,000,000 in renovations to the building and brought approximately 87 employees to work downtown. City Manager Coleman explained that he had recently been approached by Southwire requesting that title to the building and a small perimeter area be transferred to Southwire. City Manager Coleman stated that Southwire has indicated that they desire to do \$1,500,000-\$2,000,000 worth of renovations and bring approximately 12 more employees to the downtown location. Southwire's reasoning for assuming title to the building is that they would be eligible for a considerable historic tax credit with the renovations. City Manager Coleman stated that Southwire additionally requests that the City continue to honor and possibly extend that portion of the lease that addresses the parking lot on the north side of the building. Southwire presently has approximately 50% of the parking spaces under lease. The remainder of the lot is public parking. City Manager Coleman stated that he believed that Southwire's request was in the best interest of both parties (City and Southwire). In order to accomplish the transfer in ownership of the building, not including the public parking area, the City would need to transfer said building to the Carrollton Payroll Development Authority, whom would ultimately transfer the building to the Southwire Company.

At this time, Mayor Garner made the following comment "for the record": Councilmember Watters is an employee of Southwire and has not had any influence pro or con, nor has he participated in any discussion or decision regarding this matter. **Being no further discussion, motion by Councilmember Patterson, seconded by Councilmember Maierhofer to authorize the City Manager to transfer the former City Hall property (building only) located at 4 City Hall Avenue to the Carrollton Payroll Development Authority, which will then transfer property to the Southwire Company. (Motion passed 4-0, Councilmember Watters absent.)**

4. Bradley Street Property Potential Purchase

City Manager Coleman reported that he had been approached again by Dr. Richard Fiore offering to sell his property on Bradley Street to the City. Dr. Fiore's office is the chiropractic center located on a .27 acre parcel at 422 Bradley Street, which is directly across from the train depot and the corner of the vacant property the City purchased last month. City Manager Coleman reported that Dr. Fiore had approached the City several months ago about purchasing his property. The City and Dr. Fiore had appraisals performed, resulting in an appraised value of \$350,000 and \$355,000, respectively. Dr. Fiore

has since then reduced his price for the property and agrees to offer his property for \$295,000. City Manager Coleman stated that if the City purchased the property, this would "square up" the property with the Lumpkin property (purchased January 2014) and would also allow for an entrance/exit on Bradley Street directly across from the train depot. City Manager Coleman suggested that the building be removed and the .27 acre parcel be incorporated into the parking plan for the Lumpkin property and the access to the property from Bradley Street would allow for a nice pedestrian crosswalk to the train depot. City Manager Coleman provided a layout prepared by Crawford and Associates depicting 121 parking spaces on the Fiore and Lumpkin properties.

Motion by Councilmember Patterson, seconded by Councilmember Byrd to authorize City Manager Coleman to move forward and purchase the Fiore property for \$295,000.00. Discussion on the motion: *College Street Resident Rory Wojcik stated he felt the purchase of additional property for parking was an unwise use of funds, when parking was available a block away. Mr. Wojcik stated he felt SPLOST funds should be spent on improving existing sidewalks other than adding more parking. Councilmember Patterson stated that an evaluation on sidewalks had been performed within a radius of the downtown area. Councilmember Patterson further stated that the City has set aside funds to start improvements within this radius, which work has already begun on College Street for which Mr. Wojcik resides. No further discussion, Mayor Garner called for a vote on the matter. Those voting in favor: Mayor Garner, Councilmembers Byrd and Patterson. Those voting opposed: Councilmember Maierhofer. (Motion passed 3-1, Councilmember Watters absent.)*

Mayor Garner expressed appreciation to Dr. Fiore for being a gentleman to the people parking in his lot that were attending events at the train depot.

5. Resolution 01 – 2014: Erosion & Sedimentation Control Ordinance

Assistant City Manager Grizzard presented a resolution adopting an Erosion and Sedimentation Control Ordinance. Assistant City Manager Grizzard explained that the City of Carrollton is one of the municipalities within the State of Georgia that holds issuing authority to review, approve, and enforce Erosion Control Plans and Land Disturbing Permits. The Georgia Environmental Protection Division (EPD) requires that all municipalities and counties that hold this authority meet the same Erosion and Sedimentation Control Standards. Assistant City Manager Grizzard stated that to insure that those municipalities and counties meet consistent standards, it is required that they adopt an Erosion and Sedimentation Ordinance that fully complies with the Georgia EPD model ordinance. Assistant City Manager Grizzard reported that the City of Carrollton has complied with these standards for many years and it was EPD's requirement that the City formally adopt an Erosion and Sedimentation Control Ordinance that matches the model ordinance. Being no further discussion, **motion by Councilmember Byrd, seconded by Councilmember Patterson to approve and adopt Resolution 01-2014 Erosion and Sedimentation Control Ordinance as presented. (Motion passed 4-0, Councilmember Watters absent.)**

Mayor Garner stated he wanted to comment on the previous agenda item of the City's purchase of Dr. Fiore's property. Mayor Garner said that he believed the City of Carrollton is probably the only local government in the State of Georgia that purchases property in an "Open Session". Further stating, that most cities would have called for an "Executive Session" and the public would have had no input nor knowledge of the purchase amounts of properties. Mayor Garner stated he was proud to say that the City of Carrollton has handled all property purchases during his tenure in an "Open Session" of the Mayor and Council Meetings.

6. Resolution 02 – 2014: Recreational Trails Program Grant (RTP) Contract with Georgia Department of Natural Resources for portions of the Carrollton Greenbelt

Assistant City Manager Grizzard reported that Kent Johnston and Erica Studdard had found and applied for another Recreational Trails Program (RTP) Grant which will help fund a portion of the Carrollton

Greenbelt. The \$100,000 grant is administered through the Georgia Department of Natural Resources. Assistant City Manager Grizzard stated that the City would have to match 35%, with those funds being contributed mostly from the "Friends of the Carrollton Greenbelt", "Keep Carroll Beautiful", and other entities. Assistant City Manager Grizzard further stated that the scope of this grant is to build 620 feet of trail, a 50 ft. long bridge, 270 ft. of wooden fencing, a bicycle rack, and trail signage. This section of the Greenbelt project will create a spur from the existing trail along the north side of Buffalo Creek to the City School complex near the Elementary School. **Motion by Councilmember Maierhofer, seconded by Councilmember Byrd to approve and adopt Resolution 02-2014: Recreational Trails Program Grant (RTP) Contract with Georgia Department of Natural Resources for portions of the Carrollton Greenbelt. (Motion passed 4-0, Councilmember Watters absent.)**

7. Appointment: Redevelopment Authority

Mayor Garner requested Councilmembers to submit names for consideration for the Redevelopment Authority to City Manager Coleman prior to the next Council Meeting.

VII. MAYOR AND COUNCIL ANNOUNCEMENTS

Councilmember Byrd expressed appreciation to the Public Works and Public Safety Departments for all their efforts and "back breaking work" performed last week during the snow storm.

Mayor Garner expressed appreciation to City employees for their hard work last week during the storm.

Councilmember Maierhofer reiterated appreciation to City employees for their help during the storm last week and expressed a special thank you to Kathy Cash, Payroll/Insurance Clerk for her dedicated efforts in assuring City employees pay checks would not be delayed due to the snow storm.

VIII. CITY MANAGER ANNOUNCEMENTS

There were none.

IX. ADJOURN

There being no further business to discuss, Mayor Garner adjourned the meeting at 6:30 p.m.